



LETTER OF INTENT – Lease Agreement
606 West Atlantic Avenue, Delray Beach FL 33444

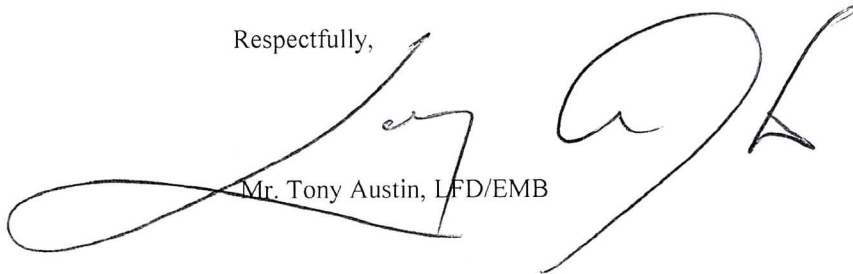
This Letter of Intent shall serve to outline a proposal for the lease of space at the **606 West Atlantic Avenue, Delray Beach, FL 33444**. As more fully explained below, this proposal does not constitute a binding agreement between the parties. It only evidences Tenant's offer to negotiate in good faith with Landlord for a lease of space in the Building. The basic terms of the proposal are as follows:

- A. Landlord:** City of Delray Beach CRA: 20 N Swinton Ave, Delray Beach, FL 33444
- B. Tenant:** Tony Austin, Licensed Funeral Director/Embalmer, Owner
Cornerstone Funeral and Cremations Services PLLC
3474 Quantum Lake Dr., Boynton Beach, FL 33426
(786) 525-4205 email: tony.austin@att.net
- C. Effective Date:** Intended date for fully executed lease (TBD) depending on the due diligence, the conditional use approval from the City of Delray Beach, Florida, and along with State Approval.
- D. Premises:** 606 West Atlantic Avenue, Delray Beach, FL 33444
- E. Lease Rate:** The Tenant offers to negotiate the lease in "Good Faith" by the square feet or a flat rate, currently not to exceed \$3,900.00 to \$4,200.00 monthly.
- F. Permitted Use of Premises:** Tenant shall use the Premises only for the following purposes: Funeral Services, the practice of embalming of Human Remains, Arranging Funerals, Funeral wakes and viewings on the property (606 W Atlantic Ave, Delray Beach, Florida 33444), Family Gatherings, Memorial Services, Floral Arranging, Casket, Burial Containers, Monuments and Headstone Sales.
- G. Lease Term:** The Tenant (Cornerstone Funeral & Cremation Services, PLLC) agrees that the length of the lease is for 2 Years. The Tenant is aware the Landlord is requesting a NNN lease.
- H. Option:** After the 2 year lease has expired, the Tenant agrees to lease the property (606 W Atlantic Ave, Delray Beach, Florida) on a "Month to Month" basis until the Landlord and developer are ready for said property. The Landlord shall offer the Tenant a 90 Day letter to vacate or deliver the property.
- I. Delivery Date:** Landlord shall deliver the Premises for possession to Tenant on or about (TBD).

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- J. Utilities:** Tenant shall pay for its own utilities including but not limited to water, sewer and electricity consumed within the Premises, including the costs of utilities furnished by Landlord, if any, to the Premises, whether directly assessed or reasonably allocable to Tenant.
- K. Insurance:** *The Tenant agrees to carry Insurance on the property and business (606 W Atlantic Ave, Delray Beach, Florida 33444) and add the CRA City of Delray Beach if necessary.*
- L. Landlord:** The Tenant expects the Landlord will deliver a structure (606 W Atlantic Ave, Delray Beach, Florida) in basic working order.
- M. Community:** Cornerstone Funeral & Cremation Services offers a new Funeral Home option in the city of Delray Beach, Florida. Competition offers Delray Beach's citizens competitive rates on services in the community. The Tenant will employ at least 3 Delray Beach residences to assist the Funeral Home (Cornerstone Funeral & Cremation Services, PLLC) perform its duties to the customers of Delray Beach. The Tenant offers a Summer Program for one person (High School or freshman in College) that's considering Funeral Service as a Profession. The Tenant will be a good Cooperate Neighbor, we plan to purchase any and all services that we can from local Delray Beach Companies.

Respectfully,

A large, stylized handwritten signature in black ink, consisting of a large loop followed by a series of connected strokes.

Mr. Tony Austin, LFD/EMB